

**NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT E.I.R.)  
FOR THE PARKMOOR/RACE RESIDENTIAL GENERAL PLAN AMENDMENTS**

APPLICANT: Sobrato Development

FILE NO.: GP05-06-01, GP05-06-02

APNs: 264-09-043, 264-09-045, 264-09-046, 264-09-047, 264-09-054, 264-09-051, 264-09-052,  
264-09-055, 264-06-096

As the Lead Agency, the City of San Jose will prepare an Environmental Impact Report (EIR) for the above-referenced project and would like your views regarding the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. This EIR may be used by your agency when considering approvals for this project.

The project description, location, and probable environmental effects that will be analyzed in the EIR for the project are attached.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

City of San Jose, Planning Division, Attn: Darren McBain  
City Hall Annex, Room 400, 801 North First Street, San Jose, CA 95110-1795  
Phone: (408) 277-8567, e-mail: [darren.mcbain@sanjoseca.gov](mailto:darren.mcbain@sanjoseca.gov)

The Department of Planning, Building and Code Enforcement of the City of San José will hold a Public Scoping Meeting for the EIR to describe the proposed project and the environmental review process and to obtain your verbal input on the EIR analysis for the proposal. This EIR Public Scoping Meeting has been scheduled for **Tuesday, July 12, 2005**. Please refer to the attached notice for details of the specific time and location. You are welcome to attend and give us your input on the scope of the EIR so that it addresses all relevant environmental issues.

Stephen M. Haase, AICP  
Director, Planning, Building and Code Enforcement

\_\_\_\_\_  
**Deputy**

Date: \_\_\_\_\_

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**San Jose, California  
June 2005**

**A. Introduction**

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; to examine methods of reducing adverse environmental impacts; and to consider alternatives to the project.

The EIR for the proposed development will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include:

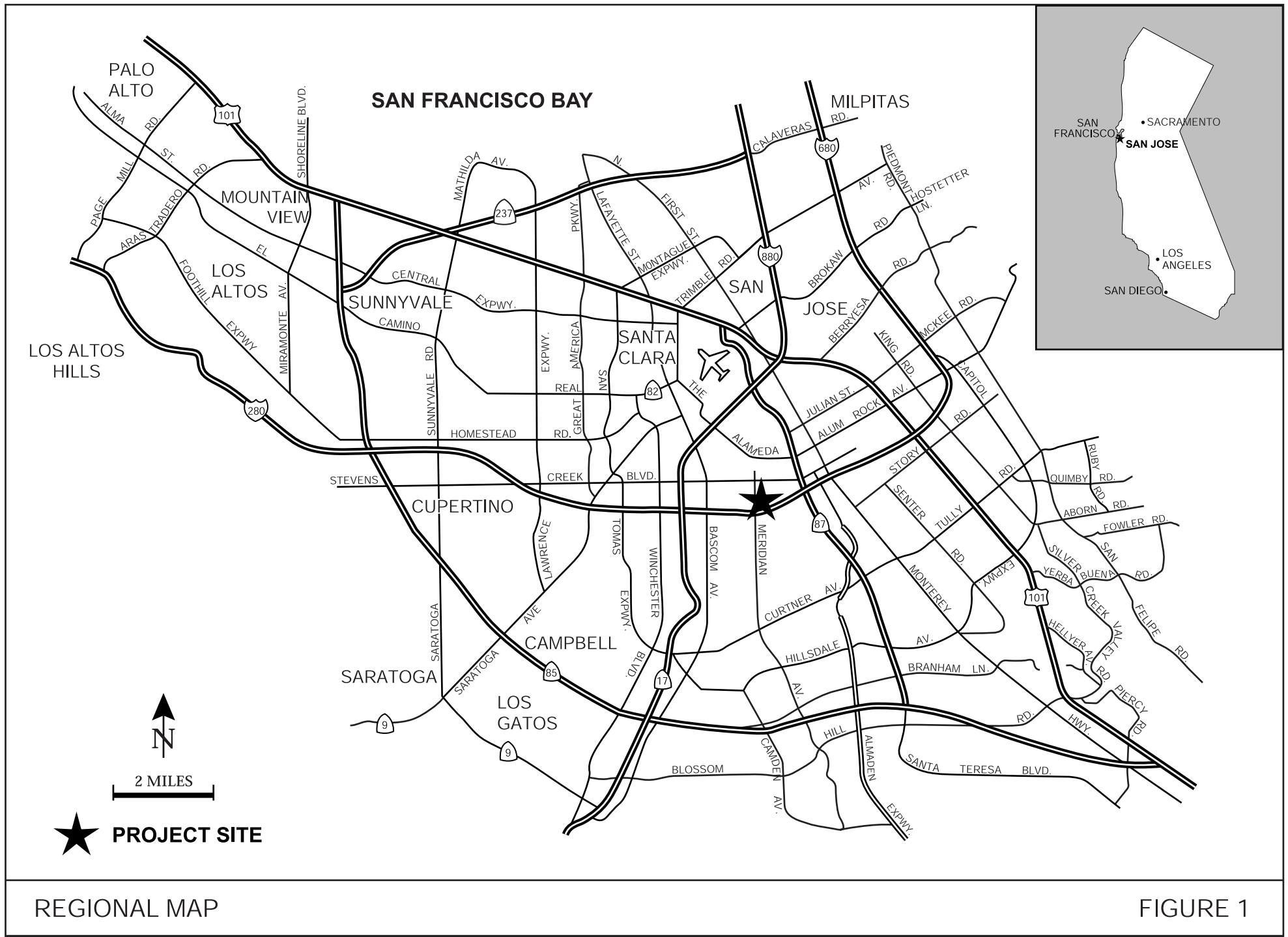
- A summary of the project
- A project description
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures
- Alternatives to the project as proposed
- Environmental consequences, including: (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources, (c) the growth-inducing impacts of the proposed project, (d) effects found not to be significant, and (e) cumulative impacts.

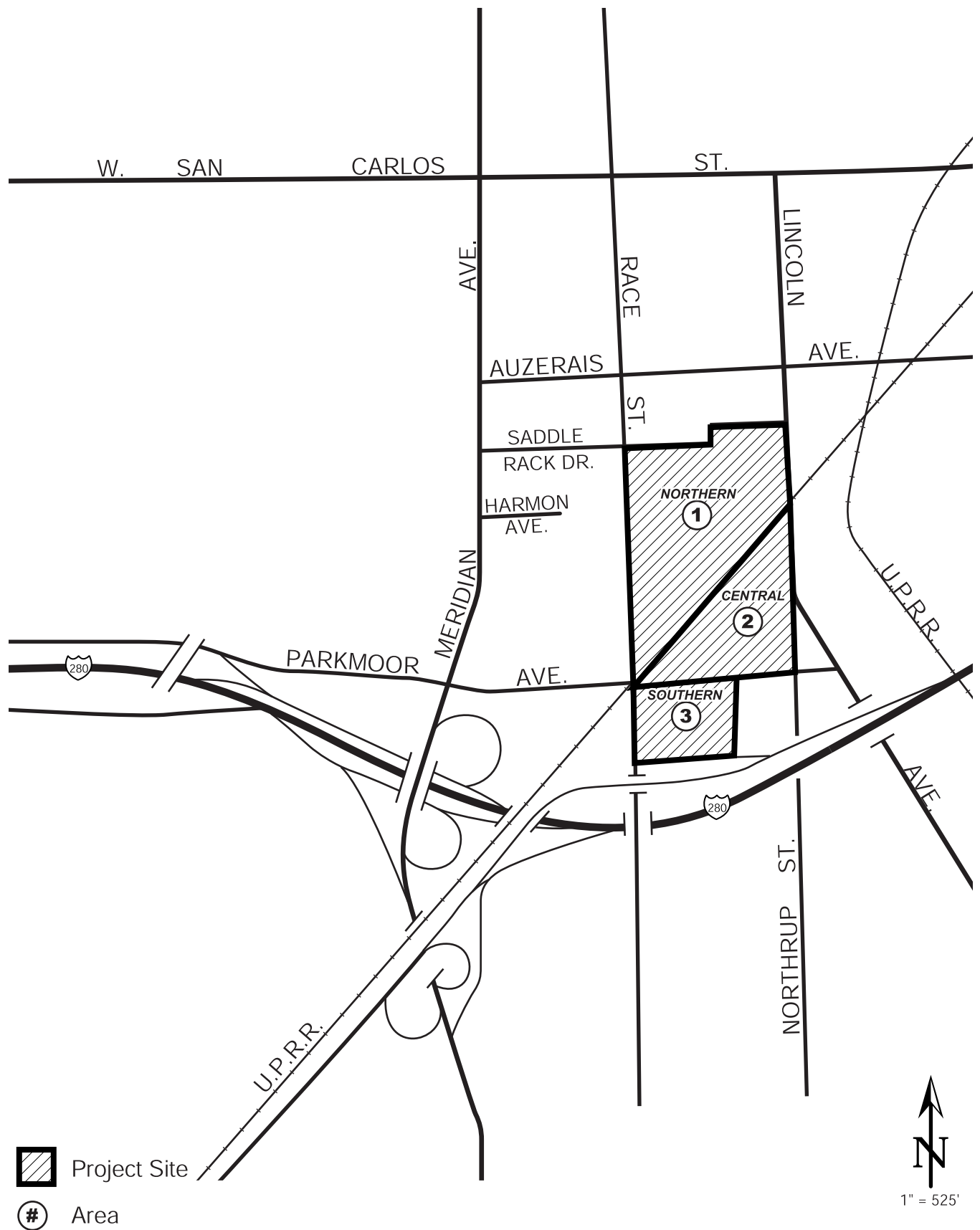
**B. Overview**

The proposed project consists of two separate General Plan Amendments (GP05-06-01 and GP05-06-02) on approximately 21.5 acres in central San José. The project site is divided into three separate areas. Area 1 is the northernmost portion of the project site and is addressed by GP05-06-02. Areas 2 and 3 are the central and southernmost portions of the project site, respectively, which are addressed by GP05-06-01.

**C. Project Location**

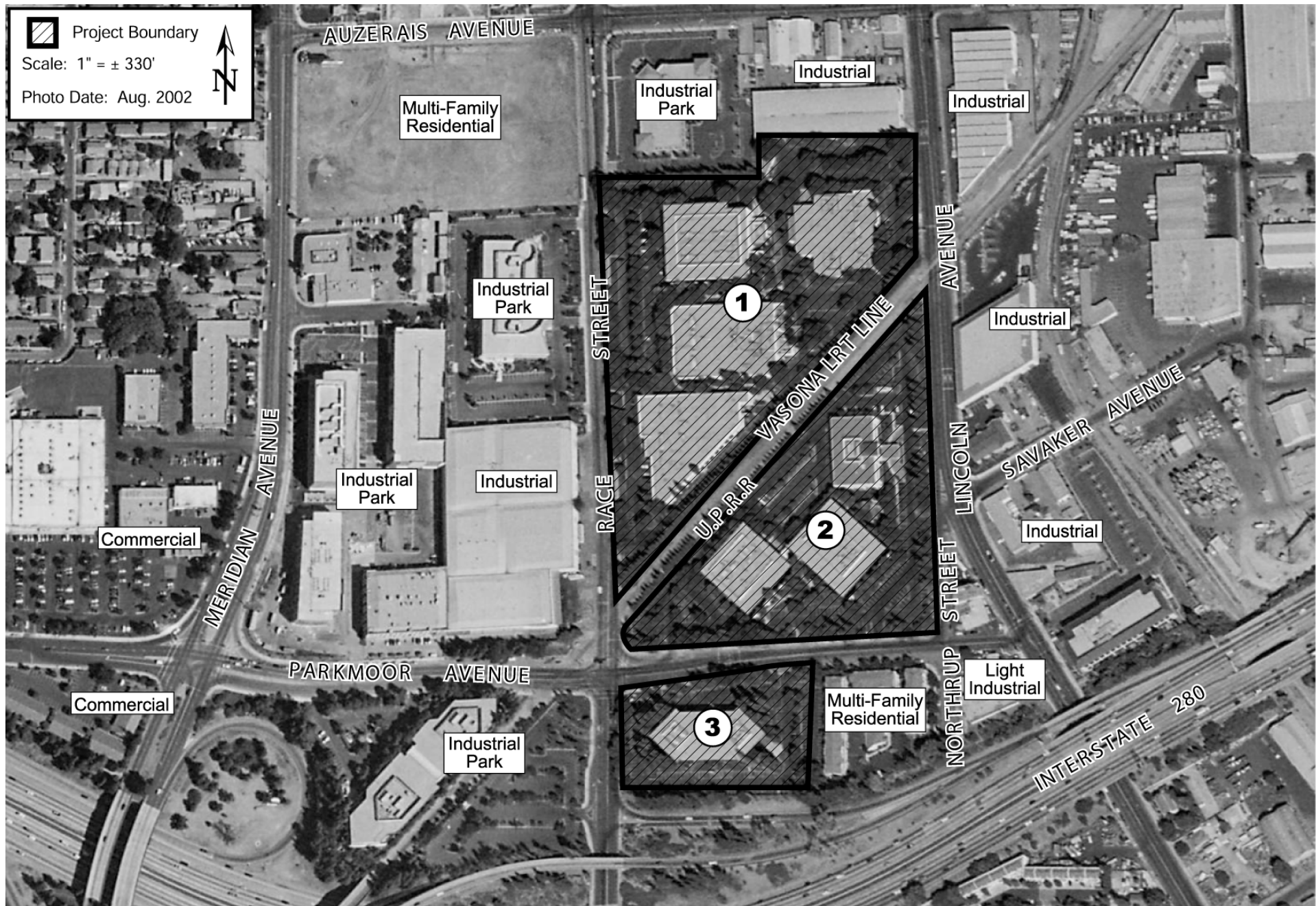
The project site is generally located north of Interstate 280 between Race Street and Lincoln Avenue/Northrup Street in central San José (refer to Figures 1 and 2). The project site is bisected by the Vasona LRT line and Union Pacific Railroad tracks (UPRR). Area 1 (northern) is bordered by industrial uses on Auzerai Avenue to the north, Lincoln Avenue to the east, the Vasona LRT line and UPRR to the south, and Race Street to the west. Area 2 (central) is bordered by the Vasona LRT line and UPRR to the north, Lincoln Avenue and Northrup Street to the east, Parkmoor Avenue to the south and Race Street to the west. Area 3 (southern) is located south of Parkmoor Avenue, west of adjacent multi-family residential development, north of the Interstate 280 Race Street off-ramp, and east of Race Street.





VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3

## **D. Description of the Project**

The project proposes amendments to the San Jose 2020 General Plan Land Use/Transportation diagram on a 21.5-acre project site which includes three properties located in central San José. The General Plan Amendments would change the land use designations on the site from *Industrial Park* and *Combined Industrial/Commercial* to *High Density Residential* (25-50 dwelling units per acre). The allowed uses under the high-density residential land use designation are typified by three- to four-story apartments or condominiums over parking. This land use designation is primarily planned near the Downtown Core Area, near commercial centers with ready access to freeways and/or expressways, and near public transit. This designation allows incidental convenience commercial uses integrated into the ground floor of residential buildings on a project-by-project basis, through a Planned Development zoning.

The project site is currently developed with approximately 342,000 square feet of office and research and development (R&D) space. This change in General Plan Land Use/Transportation diagram designations would allow the future development of 538 to 1,075 residential units, replacing the existing industrial structures on the site.

## **E. Environmental Effects of the Project**

The EIR will describe the existing environmental conditions on the project site and will identify significant impacts resulting from implementation of the two proposed General Plan Amendments (GPAs). Where potentially significant environmental impacts are identified, the EIR will also discuss mitigation measures that may make it possible to avoid or reduce significant land use impacts, as appropriate. The analysis in the EIR will include the following specific categories of environmental impacts and concerns related to the proposed project. Additional subjects may be added at a later date, as new information comes to light.

1. Air Quality: The Bay Area Air Quality Management District (BAAQMD) requires that General Plan Amendments be evaluated in terms of conformance with the projections and assumptions in the Bay Area Clean Air Plan. The goal of the CAP is to reduce ground-level ozone and satisfy other California Clean Air Act requirements. Specifically, BAAQMD requires an evaluation of whether or not a proposed project: 1) will increase population growth above the assumptions in the regional CAP; and will 2) increase vehicle miles traveled (VMT) faster than population growth. Projects that add population above the assumptions in the CAP or that increase VMT faster than the population growth rate are considered inconsistent with regional air quality planning. The EIR will describe the existing air quality conditions in the Bay Area and will evaluate the project's potential air quality impacts. Short-term air quality impacts associated with construction will also be addressed.
2. Biological Resources: The EIR will discuss the potential for the project to result in impacts to biological resources on the site, including mature trees.
3. Cultural Resources: Due to the location of the site in an area of archaeological sensitivity, the EIR will discuss the potential for archaeological resources to be present on the site, and the project's potential impacts on those resources.
4. Geology and Soils: The EIR will discuss the existing geologic and soil conditions on the project site. Any potential impacts to future users of the site will be identified.
5. Hazardous Materials: The EIR will discuss the potential for soil contamination from existing and previous users of the project site as well as other hazardous materials users in the project area. The potential for impacts to future residential users of the site will be discussed.
6. Hydrology and Water Quality: The EIR will discuss the drainage conditions in the project area and the potential for flooding on the project site. Water quality impacts and conformance with the Santa Clara Valley Urban Runoff Pollution Prevention Program as well as other Regional Water Quality Control Board requirements will be addressed.
7. Land Use: The EIR will identify the land uses on and around the project site and evaluate potential land use constraints created by existing conditions in the project area, including the project's compatibility with existing and proposed land uses in the project area. The potential for the project to impact the future viability of

existing industrial land uses in the project area will be discussed. This section will also discuss the visual and aesthetic resources of the site and any impacts that would potentially occur as a result of the project.

8. Noise and Vibration: The EIR will include a discussion of noise impacts on the project resulting from nearby noise sources (e.g., freeways and roads) and potential vibration impacts from the adjacent rail lines. A noise analysis will identify the existing setting and the noise levels associated with the project and project traffic. The noise analysis will determine whether the ambient noise levels at the site are compatible with the proposed residential land uses. The EIR will address the project's potential noise impacts on the adjacent land uses as well as noise impacts on the project's future residences from nearby industrial and/or commercial land uses. Conformance to the City of San José's noise guidelines will be analyzed. Potential impacts resulting from construction noise will also be addressed.
9. Population and Housing: The EIR will describe the existing and projected employment, population, and housing conditions in the City of San José, and evaluate the potential for the project to result in impacts due to increases in population.
10. Transportation: The EIR will identify both existing and "background" traffic conditions (i.e., existing traffic plus traffic associated with projects that have been approved but not yet built) in the project area, based on the City of San José's and the Santa Clara County Congestion Management Agency's (CMA) methodologies. The traffic analysis prepared for the EIR will describe the existing roadway conditions, circulation patterns, and other elements (light rail, bus routes, etc.) of the transportation system in and around the site, including the local streets and intersections, regional facilities, and freeways. A transportation modeling analysis will be prepared in order to evaluate the long-term impacts of the proposed project on the overall transportation network in the General Plan.
11. Utilities and Service Systems: The EIR will discuss the ability of existing infrastructure in the project area, such as sanitary sewer, storm drains, water supply, and solid waste, to serve the project site. The EIR will also discuss the availability of the existing water supply to provide for the future development of the site.
12. Energy: The EIR will examine the potential for the project to result in excessive or inefficient use of energy and will discuss the energy conservation measures included in the project.
13. Availability of Public Facilities and Services: The EIR will discuss the availability of public facilities and service systems, and the potential for the project to require the construction of new facilities. This discussion will include a review of the effects on the provision of police and fire services, public school districts, libraries, and parks that would occur as a result of the project.
14. Alternatives to the Project: The EIR will identify and evaluate project alternatives that might reasonably be assumed to reduce project impacts, especially significant impacts. Analysis of a "No Project" alternative is required by law. Other alternatives that may be discussed could include a reduced scale scenario (either reduced development intensities and/or a smaller project area), alternative land uses (development of the site with a land use other than the high-density residential land use that is presently proposed), and an alternative location.

The EIR will identify the degree to which each alternative might reduce one or more of the project's impacts, whether or not the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the project's goals and objectives.

15. Cumulative Impacts: The EIR will include a discussion of the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. The analysis will include a discussion of all General Plan amendment projects for which applications have been filed. This section will cover all relevant subject areas discussed in the EIR (e.g., traffic, air quality, and noise) and will specify which of the areas are anticipated to experience significant cumulative impacts. Cumulative impacts will be discussed qualitatively, unless specific quantitative information on other pending projects is available prior to publication of the Draft EIR.
16. Other Required Sections: The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Growth-inducing Impacts; 2) Significant, Unavoidable Impacts; 3) Significant Irreversible Environmental Changes; 4) References; and 5) EIR Authors. Relevant technical reports will be provided in a technical appendix.

(end)